



# Theberton Street

Islington, N1

Offers In Excess Of £2,000,000

Set within the heart of the Barnsbury Conservation Area, this handsome Grade II listed freehold offers beautifully proportioned accommodation, rich period detail and a superb 52-foot south-facing garden.

**CHESTERTONS**



# Theberton Street

## Islington, N1

- Grade II listed
- Barnsbury Conservation Area
- Four bedrooms
- Two bathrooms
- 52' South Facing Garden
- Moments from Upper Street



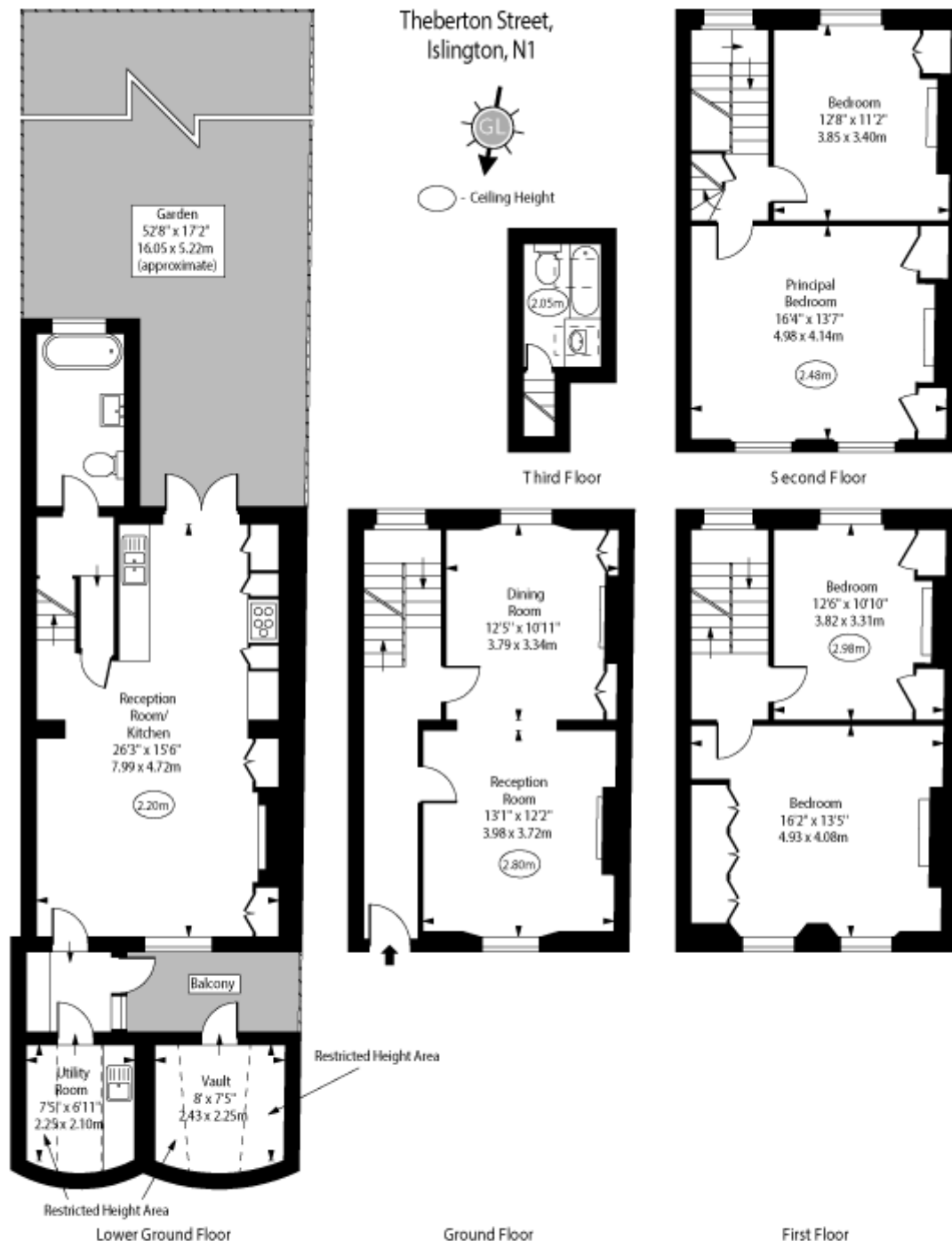
The property is entered on the ground floor, where a generous double reception room immediately impresses with its elegant proportions and retained period features. Large windows provide a wonderful outlook over the sunny rear garden, creating a bright and inviting space ideal for both entertaining and everyday living. The first floor comprises two well-appointed double bedrooms, each with built-in wardrobes. The front bedroom benefits from striking floor-to-ceiling windows and original shutters, while the rear bedroom enjoys tranquil views across the garden. The second floor mirrors this layout, offering a further two double bedrooms, again with built-in storage. A shower room on the third floor services the upper bedrooms. Descending to the lower ground floor, a stylish family bathroom is located on the half-landing. The lower ground itself is arranged as a contemporary open-plan kitchen and dining room, thoughtfully designed for modern living and featuring French doors opening directly onto the garden. To the front, a practical utility room is neatly incorporated into the original vaults. Theberton Street is a highly regarded residential street, characterised by attractive period houses and a strong sense of community. It sits moments from the excellent amenities of Upper Street, offering an array of independent cafés, acclaimed restaurants, gastropubs and boutique shops, alongside everyday conveniences such as supermarkets and local delis. Green spaces are plentiful, with Barnard Park, Highbury Fields and Regent's Canal all within easy reach. Transport connections are excellent. Angel Underground Station (Northern Line) is within close proximity, providing swift access to the City and West End. Highbury & Islington Station offers Victoria Line, Overground and National Rail services, while numerous bus routes along Upper Street further enhance connectivity across London. This is a rare opportunity to acquire a characterful family home combining historic charm, modern comfort and an exceptional location.

**Tenure:**Freehold  
**Local Authority:** Islington  
**Council Tax Band:** G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 86 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

327-329 Upper Street  
Islington  
London  
N1 2XQ  
islington@chestertons.co.uk  
020 7359 9777  
chestertons.co.uk



Approx Gross Internal Area 1844 Sq Ft - 171.31 Sq M

Approx. Floor Area Including Restricted Heights 1876 Sq Ft - 174.28 Sq M  
(Excluding Vault)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
www.goldlens.co.uk  
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